



## 27 Church Road

Skellingthorpe, Lincoln, LN6 5UW



Book a Viewing!

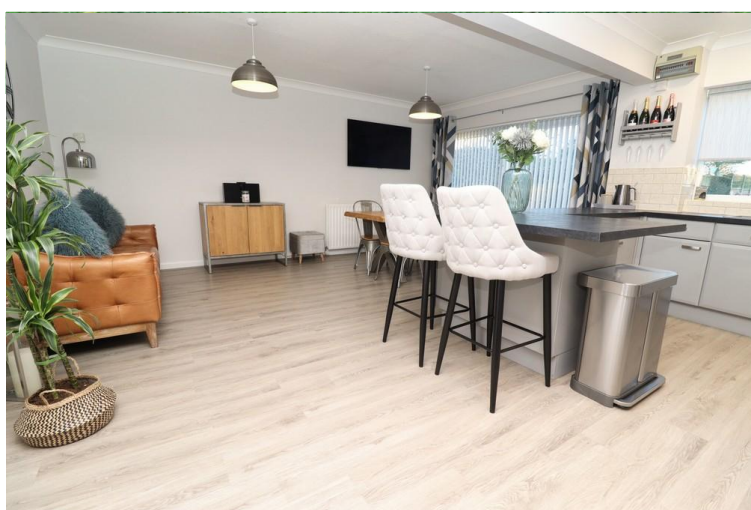
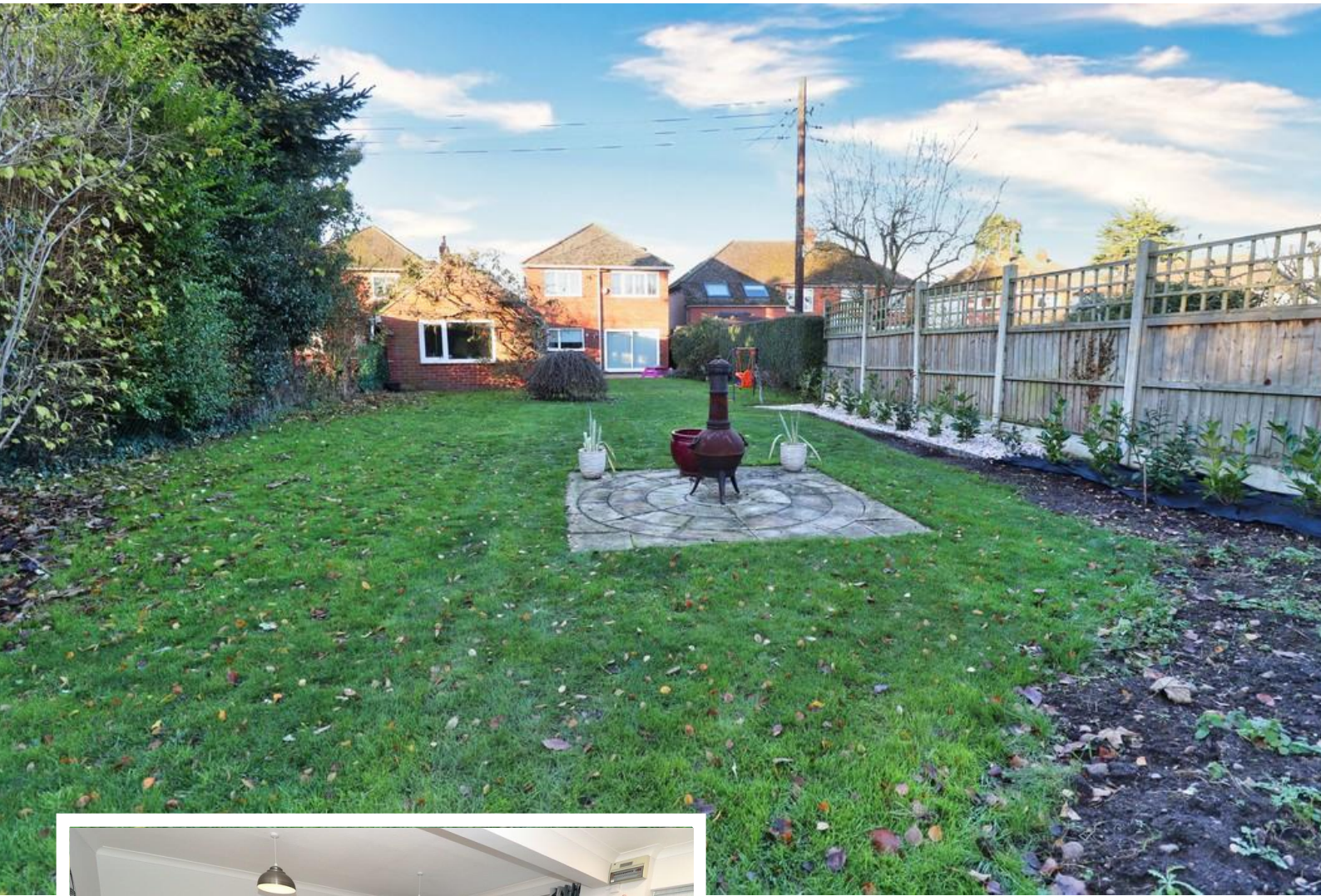
### Offers Over £440,000

An immaculate four bedroom detached family home situated in this pleasant position within the sought after village of Skellingthorpe. The spacious living accommodation briefly comprises of Entrance Porch, Entrance Hall, Downstairs WC, Lounge, impressive Open Plan Living/Dining and Kitchen Area and a First Floor Landing leading to four Bedrooms, Bathroom and separate Shower Room. Outside there is an extensive driveway providing off road parking/hardstanding for numerous vehicles and giving access to the side of the property with a covered Carport and Tandem Garage, which has a newly fitted electric roller door. To the rear of the property there is a generous sized garden which is principally laid to lawn with a patio/seating area and recently landscaped borders, trees, shrubs and a high quality summer house with mains electric. Viewing of the property is highly recommended to appreciate the accommodation and position within the village.





27 Church Road, Skellingthorpe, Lincoln, LN6 5UW



#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – D.**

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

The property is located in the medium sized village of Skellingthorpe which lies approximately 4 miles West of the Historic Cathedral and University City of Lincoln. The village itself offers a wide range of local amenities including shops, public houses and primary schooling. There is good access to Lincoln City Centre via the A46 Bypass.







#### ENTRANCE PORCH

With external door to front aspect, uPVC double glazed door to the Hallway and radiator.

#### ENTRANCE HALL

With uPVC window to side aspect, radiator and stairs rising to the First Floor Landing with storage cupboard below.

#### WC

With WC, wash basin, tiled walls, towel radiator and uPVC window to side aspect.

#### LOUNGE

21' 8" x 11' 0" (6.6m x 3.35m) With uPVC bay window to the front aspect, fireplace with gas fire inset, coving to ceiling, double radiator and single radiator.



#### KITCHEN/DINING & LIVING AREA

20' 4" x 17' 3" (6.2m x 5.26m) Fitted with a range of wall, base units and drawers with work surfaces over, fitted double oven and hob with extractor hood over, integral dishwasher, freezer, washing machine and tumble dryer, sink unit, double radiator, coving to ceiling, part tiled surround, uPVC side entrance door, uPVC window to rear aspect and uPVC patio doors.

#### FIRST FLOOR LANDING

With uPVC window to the side aspect and access to the roof void.



#### BEDROOM 1

15' 6" x 11' 1" (4.72m x 3.38m) With uPVC window to the rear aspect, fitted wardrobes, drawers with vanity desk and radiator.

#### BEDROOM 2

12' 6" plus Bay x 12' 0" (3.81m x 3.66m) With uPVC bay window to the front aspect, single radiator, fitted wardrobes, drawers and overhead cupboards.

#### BEDROOM 3

10' 5" x 9' 0" (3.18m x 2.74m) With uPVC window to the rear aspect, fitted wardrobes, bedside drawers, radiator and coving to ceiling.



#### BEDROOM 4

8' 0" x 6' 5" (2.44m x 1.96m) With uPVC window to the front aspect and single radiator.

#### BATHROOM

11' 0" x 7' 8" (3.35m x 2.34m) With uPVC window to the side aspect, suite to comprise of bath with shower over, wash hand basin and fitted vanity unit, cupboard housing the Ideal combination gas central heating boiler and an airing cupboard with shelving.



**SHOWER ROOM**  
 6' 7" x 6' 2" (2.01m x 1.88m) With fitted shower cubicle, WC and wash hand basin, towel radiator, tiled walls and uPVC window to the side aspect.

**OUTSIDE**  
 To the front of the property there is an extensive driveway providing off road parking/hardstanding for numerous vehicles and access to the side of the property where there is a Carport and Tandem Garage, which has a newly fitted electric roller door. To the rear of the property there is a patio seating area with a generous sized lawned garden and recently landscaped borders, shrubs and trees and a recently erected high quality timber Summer House with mains electric.



**TANDEM GARAGE**  
 32' 4" x 10' 11" (9.86m x 3.33m) With light, power, uPVC window to the side aspect, uPVC window to the rear aspect and workshop area.

**WEBSITE**  
 Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME - HOW TO GO ABOUT IT**  
 We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO**  
 Sills & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these conveyancing services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

**CWHL, J. Water and Calum Lyman** will be able to provide information and services they offer relating to surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

**Claverings** will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

**Mundys Financial Services** who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**  
 An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

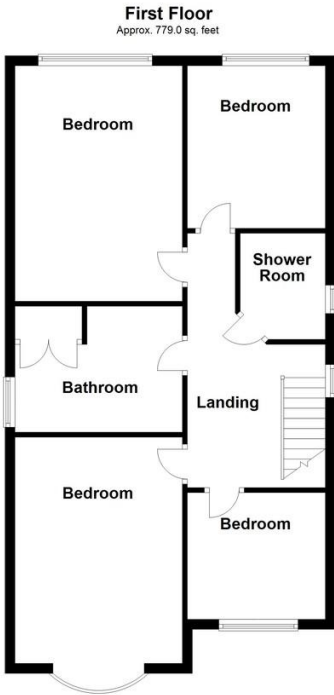
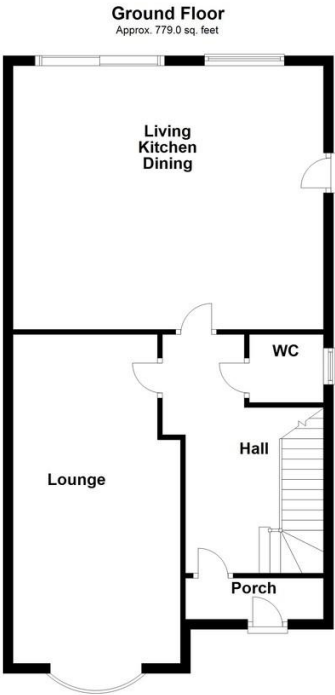
**GETTING A MORTGAGE**  
 We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**  
 1. None of the services or equipment have been checked or tested.  
 2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**  
 If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents given notice that:

- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 1558.1 sq. feet

**29 – 30 Silver Street**  
 Lincoln  
 LN2 1AS

**22 Queen Street**  
 Market Rasen  
 LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

